

PP

APPROVAL RECORD

Planning Permission

Chengalpattu
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



**ASSISTANT DIRECTOR,
DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
CHENGALPATTU DISTRICT**

From

Thiru. G.Raghul Kumar, M.E.,
Assistant Director,
District Town and Country Planning,
Chengalpattu District,
124, GST Road, Municipal Shopping complex,
Chengalpattu 603 001.
E-mail: ddcgldistrict@gmail.com
Ph : 044 - 27422144

To

The Commissioner,
Maraimalai Nagar Municipality,
Chengalpattu Taluk,
Chengalpattu District.

Online Application No:SWP/BPA/0061700/2023 Date: 28.03.2024.

Subject :

**RESIDENTIAL BUILDING (AFFORDABLE HOUSING) - DISTRICT
TOWN AND COUNTRY PLANNING OFFICE, CHENGALPATTU –**
Chengalpattu District / Taluk – Maraimalainagar Municipality - Potheri
Village – SF.No.41/4, 41/5 - Site area of 3600.00 Sq. m. - FSI area of
9355.87 sq.m, (Stilt + 5th Floor), 91 Dwelling units – Technical
Approved issued – Forwarded for further action - Regarding.

Reference : 1. Application Reference No. SWP/BPA/0061700/2023 Scrutiny
Reference No. PVZIVUKI Received from M/s. DAC Developers
Private Ltd., Dt: 25.11.2023

2. Director of Town and Country planning, Chennai Technical concurrence issued on dated: 13.03.2024
3. The Assistant Director, Chengalpattu, Inspection Report Dated: 01.12.2023.
4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021
7. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
9. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
10. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
11. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
12. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020
16. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, CC Charges, Security Deposit Charges, Display board charges, Shelter Fund Charges and OSR Charges respectively dated. 21.03.2024.
17. Payment of Scrutiny fee, Centage charges, Infrastructure and Amenities Charges, CC Charges, Security Deposit Charges, Display board charges and Shelter Fund Charges received from the applicant respectively on 19.03.2024 & 22.03.2024
18. District Collector, Chengalpattu District, NOC K.Dis.No.5984/2014/B1, Dated:28.03.2015.

Order:

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection and forwarded to Director of Town and Country Planning, Chennai for Technical Concurrence. In the 2nd Cited letter, Chengalpattu District / Taluk – Maraimalainagar Municipality - Potheri Village – SF.No.41/4, 41/5 - Site area of 3600.00 Sq.m. - FSI area of 9355.87 sq.m, (Stilt + 5th Floor), 91 Dwelling units Technical Approval for Residential building (Affordable Housing) has been issued the number is assigned as **SWP/B.P./Chennai – DTCP No.134/2024**

The area statement for the Proposed Residential Building (Affordable Housing) is as below.

Area of Site – 3600.00 Sq.m.

Building details : Residential Building (Affordable Housing)

Floor	Usage	FSI (Sq.m)	Non FSI Area (Sq.m)	Total Buildup Area (Sq.m)	No of Dwelling Units
Stilt Floor	Parking, Electrical Transformer & Maintenance	49.72	2410.22	2459.94	Parking
First Floor	Residence	1902.74	-	1902.74	19
Second Floor	Residence	1902.74	-	1902.74	19
Third Floor	Residence	1902.74	-	1902.74	19
Fourth Floor	Residence	1768.75	-	1768.75	17
	Indoor Games	66.84	-	66.84	-
	Multipurpose Hall	46.52	-	46.52	-
	Association Room	20.63	-	20.63	-
Fifth Floor	Residence	1628.03	-	1628.03	17
	GYM	67.16	-	67.16	-
Head Room		-	87.30	87.30	-
Lift Machine Room		-	16.77	16.77	-
	TOTAL AREA	9355.87	2514.29	11870.16	91

Total FSI Area – 9355.87 sq.m

FSI Achieved – 2.599 with Premium FSI 0.599

With the above area, the proposed building proposal is given Technical approval with the following special and general conditions is issued for the Industrial Building under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **SWP/B.P/A.D./DTCP(CD3) No.31/2024**

SPECIAL CONDITIONS:

- 1) The Conditions imposed in the District Collector letter cited in reference No.18 should be followed.
- 2) It is responsibility of the builders in ensure safe bearing capacity of the soil and adequacy of the foundations.
- 3) Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
- 4) Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules of Tamil Nadu combined development and building rules 2019 (TNCD&BR 2019). Planning Permissions is issued subject to the condition that the applicant / developer and also the architects / Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction as prescribed TNCD & BR 2019.
- 5) Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
- 6) The Town and Country Planning Department has not legally confirmed the land ownership of the applicant by issuing technical permission/planning permission. Before granting technical permission and planning permission, the documents submitted with the applicant's application (purchase deed, lease deed, lease, grant deed, public power deed etc.) are only verified whether the applicant has the right to develop. Thereby it is seen whether the initial applicant has the right to develop.

Any person who wants to purchase the property must separately confirm the ownership of the property to the applicant. Also, if any other individual has a claim over it, they can settle it before a court of competent jurisdiction, Urban Development Department is not the appropriate body to decide this.

- 7) "The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department dated: 22.06.2017" have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project of part of it only after registering the Real Estate project with the Real Estate Regulatory Authority"
- 8) Electrical Transformer room should be constructed as per the rule 46 of TNCD rules 2019 with Satisfaction of TANGEDCO.

GENERAL CONDITIONS:

1. Solar water heating system to be provided to the proposed Residential building (Affordable Housing). As per TNCD & BR Rule 44 (2) Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. The parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions / alterations to be made without necessary permission of this office.
4. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated:04.02.2019& 31.01.2020.
5. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
6. Anti-mosquito device should be fitted to drinking water overhead tank and well located in the plot.
7. Fire prevention and fire fighting devices shall be provided as per rules in the proposed construction.
8. As per G.O No.341, Municipal Administration and Drinking Water Supply (N.N.1) Department Date: 03.11.2004 "U" Trap should be installed in septic tank.
9. Fly Ash Bricks and Materials should be used for the proposed building as per Environment and Forest Department notification.
10. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and professional's details at the place of construction.
11. Wiring should be done by a government approved electrical contractor when the building is constructed.

The fees collected from the applicant are as follows.

- | | |
|---|---|
| 1. Scrutiny Fee - Rs.25,710/-
Transaction ID : 0043195219512 | Payment Receipt No.2023112561700
Dt: 25.11.2023 |
| 2. Centage Charge for Building– Rs.10,000/-
Transaction ID : 3013937074339 | Payment Receipt No. 2024032261700
Dt: 22.03.2024 |
| 3. Centage Charge for Land – Rs.300/-
Transaction ID : 3013937074339 | Payment Receipt No. 2024032261700
Dt: 22.03.2024 |
| 4. Infrastructure & Amenities Charges – 35,15,625/-
Payment Receipt No. 2024032261700
Dt: 22.03.2024 | Transaction ID : 3013937074339 |
| 5. CC Charges – Rs.1,29,156/-
Transaction ID : 3013937074339 | Payment Receipt No. 2024032261700
Dt: 22.03.2024 |
| 6. Display Charges – Rs.1,500/-
Transaction ID : 3013937074339 | Payment Receipt No. 2024032261700
Dt: 22.03.2024 |
| 7. Security Deposit Charges – Rs.17,57,813/-
Transaction ID : 3013937074339 | Payment Receipt No. 2024032261700
Dt: 22.03.2024 |
| 8. Shelter Fund Charges – Rs.4,53,008/-
Transaction ID : 3013937074339 | Payment Receipt No. 2024032261700
Dt: 22.03.2024 |
| 9. OSR Charges – Rs.4,17,897/-
Transaction ID : 2130351822315 | Payment Receipt No. 2024031961700
Dt: 19.03.2024 |

**Assistant Director,
District Town and Country Planning Office,
Chengalpattu District.**

Copy to :-

1. M/s. DAC DEVELOPERS PVT LTD

Flat A1, G.F, Door No.19,
K Block, 1st Main Road,
1st Avenue, Anna Nagar East,
Chennai - 600 102.
Ph : 9500199338

2. The Chairman,

Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor
Gandhi Irwin Bridge Road, Egmore,
Chennai – 600 008.

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

